




To the Honorable Council
City of Norfolk, Virginia

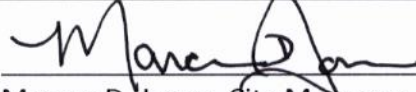
June 14, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Special Exception for an Automobile Storage Yard**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/7

Approved: 
Marcus D. Jones, City Manager

Item Number:

R-6

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception for an indoor automobile storage yard.
- IV. **Applicant:** Work Program Architects
- V. **Description:**
 - The site is located on the south side of West 24th Street and east of Colonial Avenue.
 - The owner of the property proposes to use the existing warehouse for indoor, long term storage of automobiles.
 - No auto repair is permitted on site.
 - All vehicles are to be stored inside the building.
- VI. **Historic Resources Impacts:**

The building is located within the Norfolk and Western Railroad state and federal historic district and is contributing.
- VII. **Public Schools Impacts:**

This site is located in the James Monroe Elementary, the Blair Middle School and Maury School zones.

Staff point of contact: Robert Tajan at 664-4756, Robert.Tajan@norfolk.gov

Attachments:

- Staff Report to CPC dated May 26, 2016 with attachments
- Letter of support
- Proponents and Opponents
- Ordinance

Planning Commission Public Hearing: May 26, 2016

Executive Secretary: George M. Homewood, FAICP, CFM *GH*

Staff: Robert J. Tajan, AICP, CFM *RJT*

Staff Report	Item No. 7	
Address	429 West 24th Street	
Applicant	Work Program Architects	
Request	Special Exception	Automobile Storage Yard
Property Owner	Trevilian Landmark, LLC	
Site Characteristics	Site Area	10,493 sq. ft./0.24 Acres
	Zoning	I-2 (Light Industrial Commercial)
	Neighborhood	Park Place
	Character District	Traditional
Surrounding Area	North	I-2: auto repair
	East	I-2: auto repair
	South	Rail Road right of way
	West	C-2 (Corridor Commercial): Norfolk Chophouse (vacant)



A. Summary of Request

- The site is located on the south side of West 24th Street and east of Colonial Avenue.
- The request would allow the existing warehouse to be used for indoor, long term storage of automobiles.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as industrial.

C. Zoning Analysis

i. General

- The site is currently developed with a vacant warehouse.
- The applicant proposes to rehabilitate the existing warehouse for the use of a secure indoor automobile storage yard.
- The site will be open to the public by appointment only.
- No cars will be stored or parked outside of the building and no repair will occur on the site.
- A special exception is required for any indoor or outdoor automobile storage yard.

ii. Parking

- The site is located in the Traditional Character District which requires:
 - One parking space per 500 square feet of office area (one space).
 - In total, one parking space is required and 43 are provided inside the building.

iii. Flood Zone

- The property is in an X (Low to Moderate) Flood Zone which is not a special flood hazard zone.

D. Transportation Impacts

The change of the use from warehouse to indoor automobile storage yard would not generate any additional vehicle trips per day.

E. Historic Context and Impacts

The site is located within the Norfolk and Western Railroad state and federal historic district and the building is a contributing structure.

F. Public School Impacts

The site is located in the James Monroe Elementary, Blair Middle, and Maury School zones.

G. Impact on the Environment

The proposed conditions will require the applicant to complete the sidewalk in front of the property on West 24th Street.

H. Impact on Surrounding Area/Site

- The site is surrounded by commercial and industrial uses with existing automobile repair establishments being located to the North and East.
- The use of the warehouse as an indoor automobile storage yard would not have a negative impact on the surrounding land uses.

I. Payment of Taxes

The owner of the property is current on all real estate taxes.

J. Civic League

- A letter was sent to the Park Place Civic League on April 13.
- A letter of support was received from the Park Place Civic League.

K. Communication Outreach/Notification

- Legal notice was posted on the property on April 19.
- Letters were mailed to all property owners within 300 feet of the property on May 13.
- Legal notification was placed in *The Virginian-Pilot* on May 12 and May 19.

L. Recommendation

Staff recommends that the special exception for automobile storage yard be **approved** subject to the following conditions:

- (a) All vehicles shall be parked or stored inside the building.
- (b) No automobile repair or service shall be permitted on the site.
- (c) The storage of the vehicles shall be done in a manner that does not allow for the leakage or discharge of oil or other contaminants into the City sewer or stormwater system.
- (d) A sidewalk shall be installed along the property fronting West 24th Street.
- (e) The use of temporary signs shall comply with Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended). The use of feather flags, pennants, and streamers is prohibited.
- (f) There shall be no storage of wrecked vehicles in the building or on the property.
- (g) No exterior storage, placement or any otherwise display of tires or other vehicle parts is allowed.
- (h) During all hours of operation, the facility operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.

- (i) The property shall be kept in a clean and sanitary condition at all times.
- (j) No business license shall be approved prior to the completion of condition (d).

Attachments

Zoning Map

Location Map

Application

Letter to Park Place Civic League

Letter of Support – Park Place Civic League

Proponents and Opponents

Proponents

Peter Johnston – Work Program Architects (Applicant)
208 East Plume Street, Suite 2
Norfolk, VA 23510

Opponents

None

5/24/2016 lds

Form and Correctness Approved

By

Office of the City Attorney

Contents Approved:

By
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF AN AUTOMOBILE STORAGE YARD FOR "DAC WAREHOUSING, LLC" ON PROPERTY LOCATED AT 429 WEST 24TH STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of an Automobile Storage Yard for "DAC Warehousing, LLC" on property located at 429 West 24th Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 50 feet, more or less, along the southern line of West 24th Street beginning 100 feet, more or less, from the eastern line of Colonial Avenue and extending eastwardly; property also fronts 50 feet, more or less, along the northern line of West 23rd Street; premises numbered 429 West 24th Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) All vehicles shall be parked or stored inside the building.
- (b) No automobile repair or service shall be permitted on the site.
- (c) All vehicles shall be stored in a manner that prevents the leakage or discharge of oil or other contaminants into the City sewer or stormwater system.
- (d) A sidewalk shall be installed along the property fronting West 24th Street.
- (e) The use of temporary signs shall comply with

Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended). The use of feather signs, flag signs, and pennants is expressly prohibited.

- (f) There shall be no storage of wrecked vehicles in the building or on the property.
- (g) No exterior storage, placement or any other display of tires or other vehicle parts is allowed.
- (h) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter and refuse.
- (i) The property shall be kept in a clean and sanitary condition at all times.
- (j) No automobile associated with this facility shall be parked in any public right-of-way.
- (k) No business license shall be issued for any business on the property until condition (d), above, has been complied with in its entirety.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

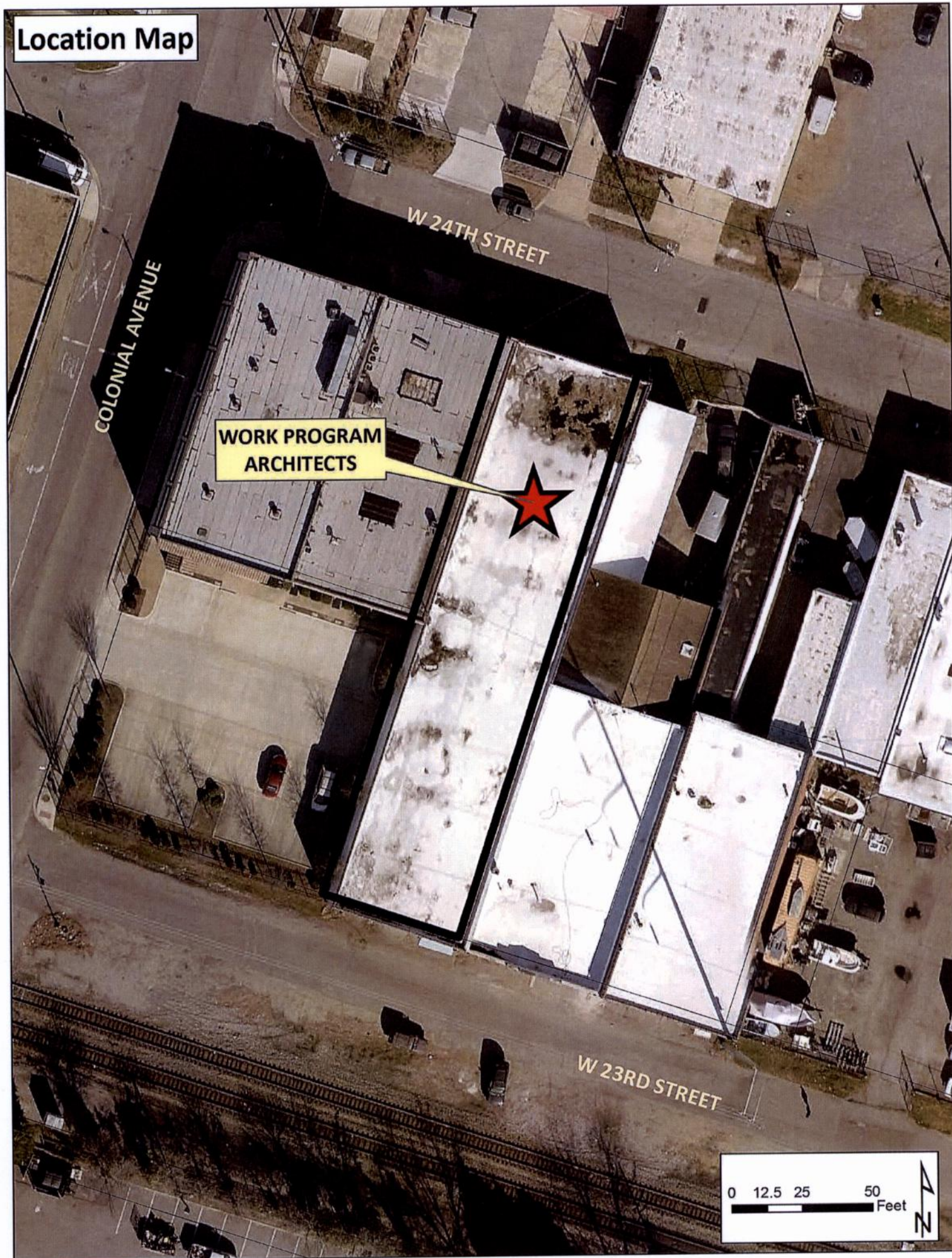
- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an

adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;

- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

Location Map



WORK PROGRAM
ARCHITECTS

W 24TH STREET

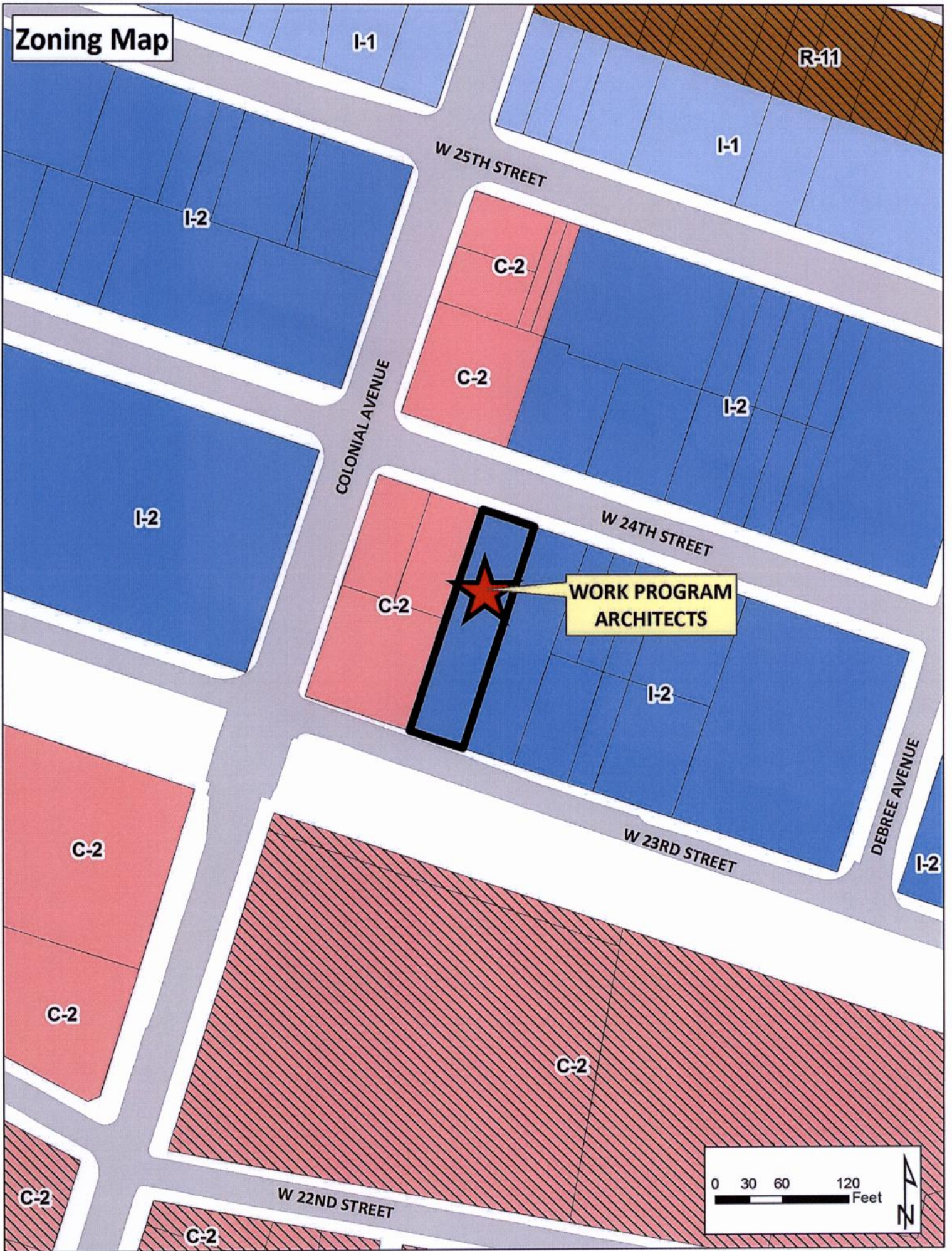
COLONIAL AVENUE

W 23RD STREET

0 12.5 25 50 Feet



Zoning Map





APPLICATION SPECIAL EXCEPTION

Special Exception for: Automobile Storage Yard in I-2 Zone

Date of application: 4-14-2016

DESCRIPTION OF PROPERTY

Property location: (Street Number) 429 (Street Name) West 24th Street

Existing Use of Property Warehouse

Current Building Square Footage 10,500

Proposed Use

Long term storage of collector automobiles in controlled environment. Open by
appointment only to store and retrieve automobiles.

Proposed Square Footage 10,500

Proposed Hours of Operation:

Weekday	From	<u>N/A</u>	To	<u> </u>
Friday	From	<u> </u>	To	<u> </u>
Saturday	From	<u> </u>	To	<u> </u>
Sunday	From	<u> </u>	To	<u> </u>

*BY APPOINTMENT
ONLY*

Trade Name of Business (If applicable) DAC Warehousing, LLC

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

**Application
Special Exception
Page 2**

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax ()

E-mail address of applicant:

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax ()

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) (First) (MI)

Mailing address of property owner (Street/P.O. box):

(City) (State) (Zip Code)

Daytime telephone number of owner () email:

CIVIC LEAGUE INFORMATION

Civic League contact: Park Place - Rodney Jordan

Date(s) contacted: N/A

Ward/Super Ward information: Ward 2 / Superward 7

CERTIFICATION:

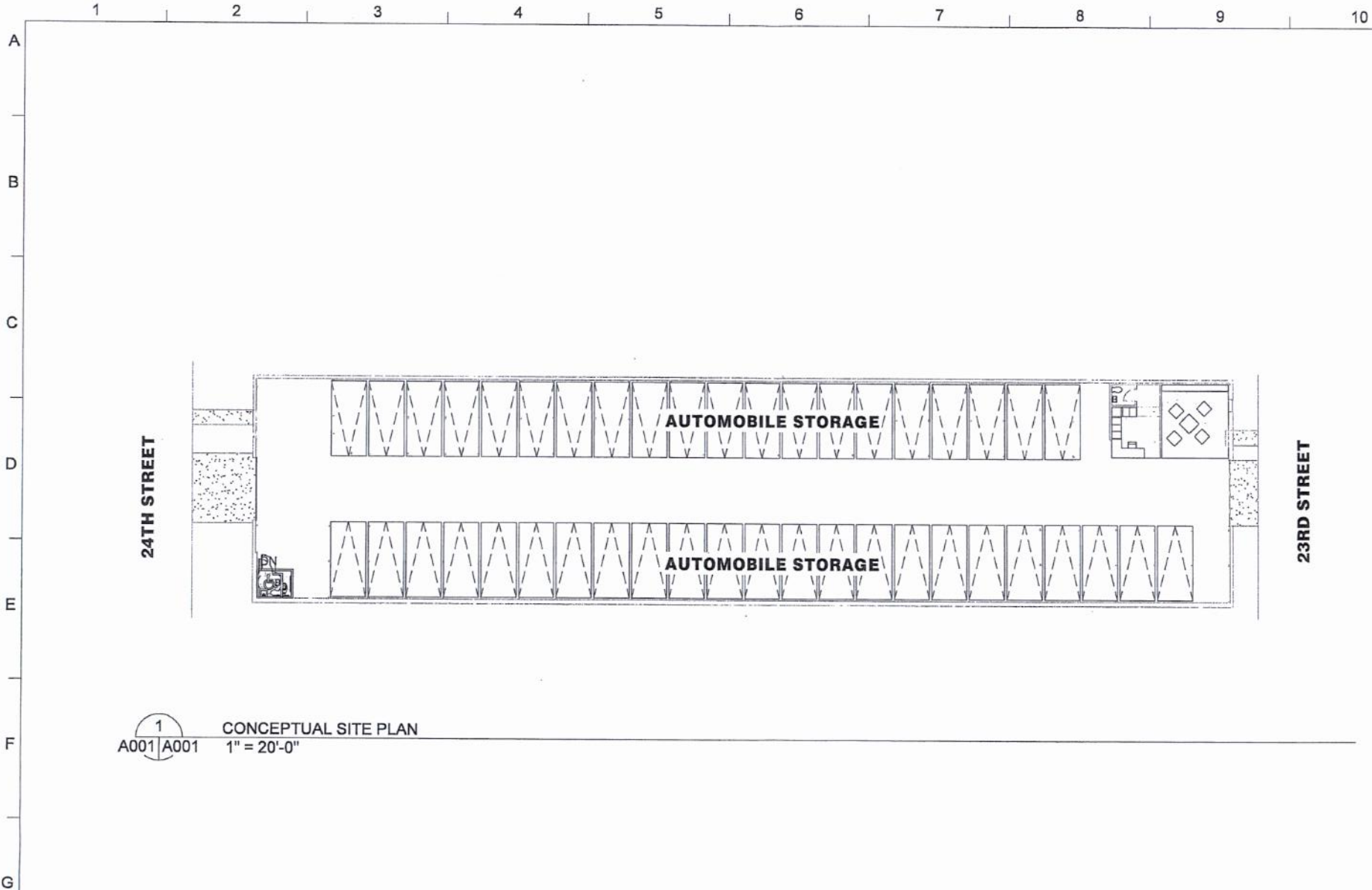
I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Steven M Dandalides Sign:  4/ 14/ 2016
(Property Owner or Authorized Agent of Signature) (Date)

Print name: PETER JOHNSTON Sign:  4/ 14 / 2016
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / ____ / ____
(Authorized Agent Signature) (Date)



1
A001 | A001
CONCEPTUAL SITE PLAN
1" = 20'-0"

WPA
WORK PROGRAM ARCHITECTS
757.227.5310



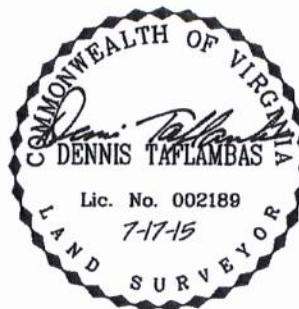
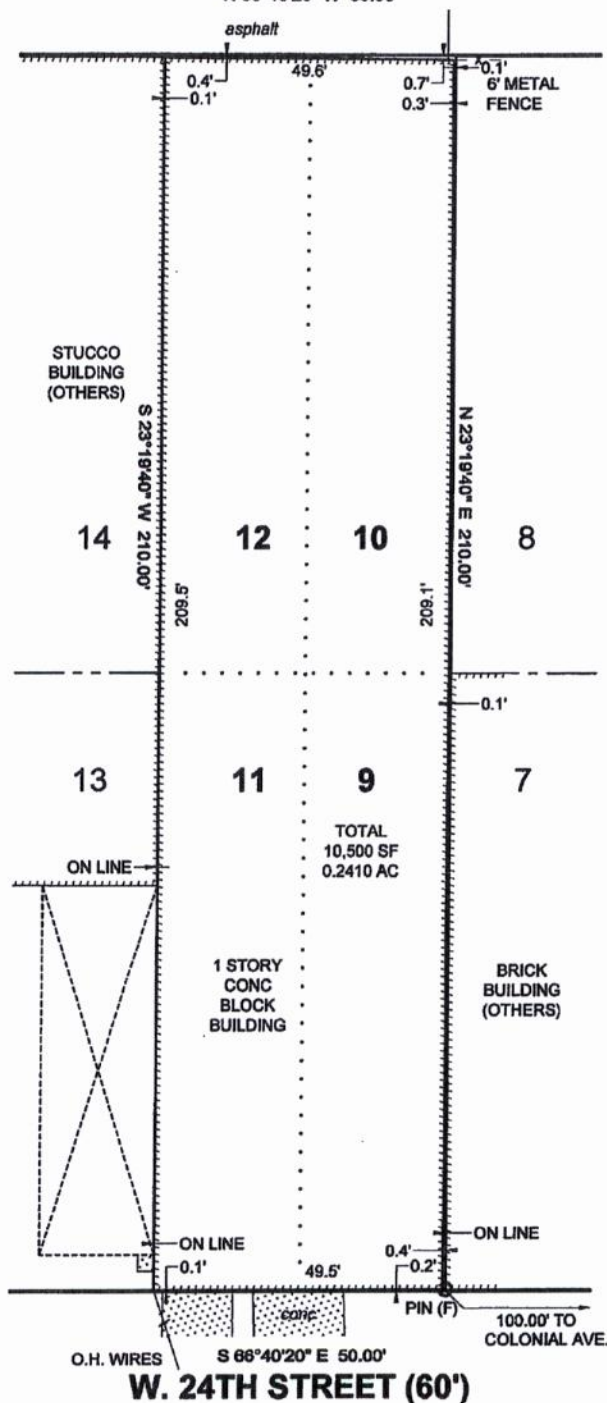
24TH STREET WAREHOUSE
429 W. 24TH STREET, NORFOLK, VA 23517

Project #
1806
Date
4.14.2016
**CONCEPTUAL
SITE PLAN
A001**

1. THIS IS TO CERTIFY THAT I, ON JULY 17, 2015, SURVEYED THE PROPERTY SHOWN ON THIS PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE ONLY EASEMENTS APPEARING ON THIS SURVEY ARE THOSE WHICH WERE SHOWN ON THE RECORDED SUBDIVISION PLAT UNLESS OTHERWISE NOTED.
2. THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE(S) X AS SHOWN ON THE N.F.I.P. MAP FOR THE CITY OF NORFOLK, MAP/PANEL 510104-0130G, DATED DECEMBER 16, 2014. BASE FLOOD ELEVATION: N/A FINISHED FLOOR ELEVATION: N/A

W. 23RD STREET (30")

N 66°40'20" W 50.00'



DKT Associates
LAND SURVEYORS

1100 GRANBY STREET
SUITE 100
NORFOLK, VIRGINIA 23510
(757) 588-5888 FAX: (757) 588-5880

PHYSICAL SURVEY OF

**LOTS 9-12, BLOCK 59
PARK PLACE**

NORFOLK, VIRGINIA M.B.3 P.96-97 (CHESAPEAKE)

FOR: **TREVILIAN LANDMARK, LLC.**

DRAWN	MTW	SCALE	1" = 25'
CHECK	DT	JOB	10256
DATE	7-17-15	REVISED	-
FIELD BOOK	147/57	SHEET	1 OF 1

Tajan, Robert

From: Straley, Matthew
Sent: Monday, April 18, 2016 8:46 AM
To: 'fjkriston@gmail.com'; 'mwsalaam@yahoo.com'
Cc: Whibley, Terry; Williams, Angelia M.; Wilson, Denise; Tajan, Robert
Subject: new Planning Commission application
Attachments: WPA_AutoStorage.pdf

Mr. Kriston and Mr. Fareed,

Attached please find the application for a special exception to operate an automobile storage yard at 429 W. 24th Street.

The item is tentatively scheduled for the May 26, 2016 Planning Commission public hearing.

Staff contact: Bobby Tajan at (757) 664-4756, robert.tajan@norfolk.gov

Thank you.

Matthew Straley
GIS Technician II



City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

Connect with us:
www.norfolk.gov





Park Place Civic League

606 West 25th Street, Norfolk, VA 23508

May 10, 2016

Mr. George Homewood
Director
Department of Planning
City Hall Building
Norfolk, VA 23510

Re: Work Program Architects Zoning Request
429 W. 24th St.

Dear Mr. Homewood,

Mr. Peter Johnston appeared before the Park Place Civic League on May 2, 2016, and requested League support of his zoning request for a special exception to operate an auto storage facility at 429 W. 24th St. The Civic League voted in favor of the request. We look forward to the success of this new business and a positive relationship between DAC Warehouse and the Park Place neighborhood.

Please feel free to contact me should additional information be required.

Respectfully Submitted,

Frank Kriston, President
Park Place Civic League

Cc: Dr. Theresa Whibley, City Council